



CAMBRIDGE DRIVE LEE SE12

PRICE £315,000 FREEHOLD

A refurbished two double bedroom detached bungalow conveniently situated in a popular residential road within easy access of Lee train station, Colfes School and local shops. The property benefits from a new kitchen and bathroom and has been tastefully redecorated throughout.

- Two Double Bedrooms
- Spacious Lounge
- New Fitted Kitchen
- New Bathroom
- Car Port
- Neutral Decor & New Carpets
- Burglar Alarm
- Chain Free

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Cambridge Drive, Lee, SE12 8AJ

Part glazed wooden entrance door leading to:-

ENTRANCE HALL

Laminate wood flooring, radiator, inset down lights, access to loft.

LOUNGE

17'0 x 10'6. Double glazed window and door to front, fitted carpet, radiator, coved ceiling.

KITCHEN

7'7 x 7'4. Double glazed window to rear, laminate wood flooring, range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, stainless steel electric oven and gas hob with extractor over, integral dishwasher and washing machine, cupboard housing wall mounted combination boiler, part tiled walls, inset down lights.

BEDROOM 1

10'9 x 10'6. Double glazed door to rear, double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

10'6 x 7'0. Double glazed window to front, fitted carpet, radiator.

BATHROOM

Double glazed window to rear, laminate wood flooring, chrome ladder style radiator, white suite comprising tiled panelled bath with mixer tap and shower attachment, low level WC with concealed cistern, pedestal wash hand basin, part tiled walls, inset downlights.

PATIO GARDEN

Paved patio area to rear, water tap, external power point, brick fronted to the front, flower beds and a variety of shrubs.

PARKING

Wrought iron gates leading to driveway and car port providing off street parking.

TENURE; FREEHOLD

LOCAL AUTHORITY

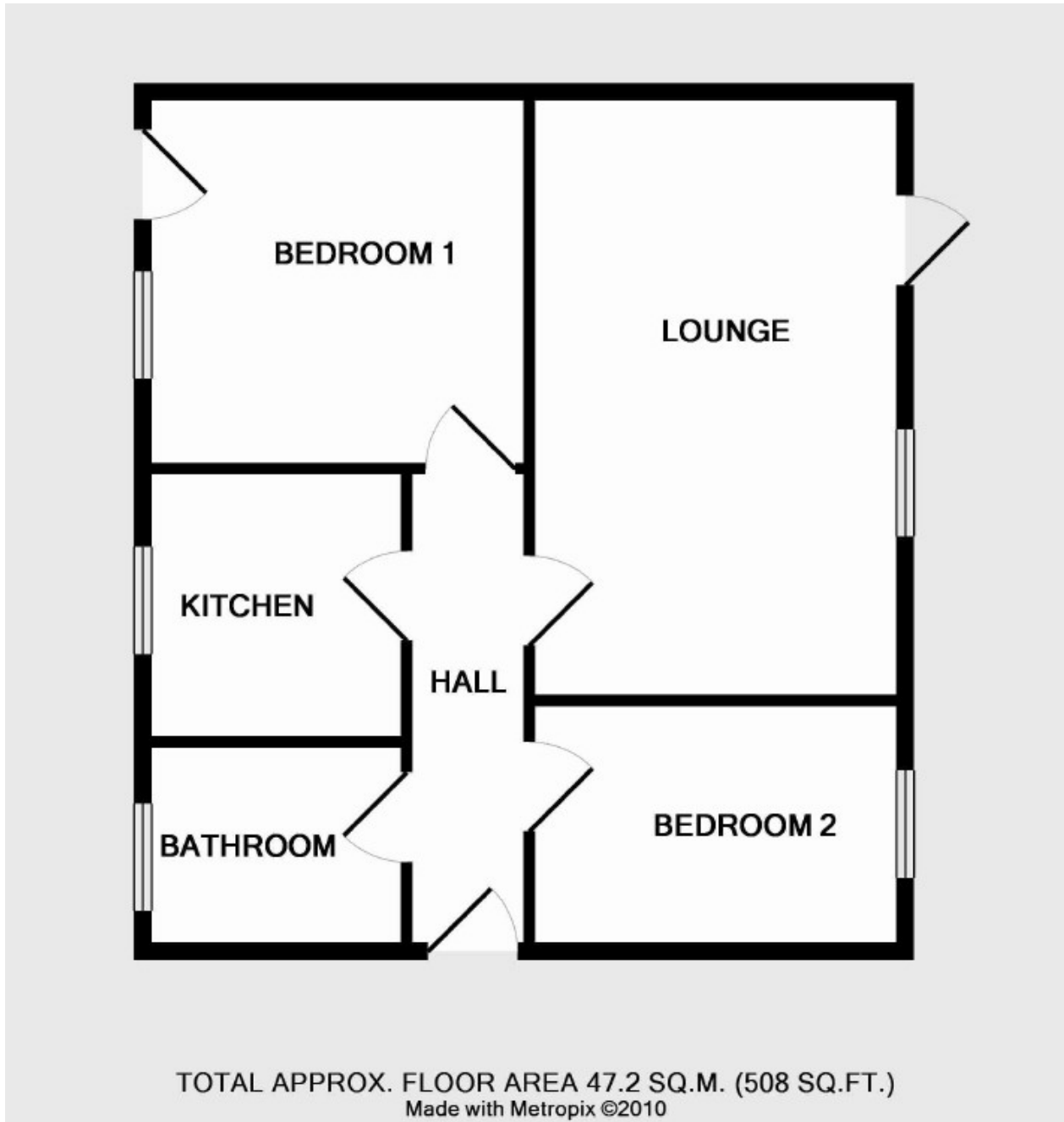
London Borough of Lewisham

VIEWING

By prior appointment through Vendors Sole Agents John Payne -119 Burnt Ash Road Lee SE12 8RA 020 8852 8633

E-mail lee@johnpayne.co.uk

Floorplan



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Cambridge Drive Lee SE12



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